

456 S LINK LANE  
FORT COLLINS, CO 80524



Unit 1

1,453 SF  
*approx.*

Lease Rate

\$12.00 / SF NNN

NNN Rate

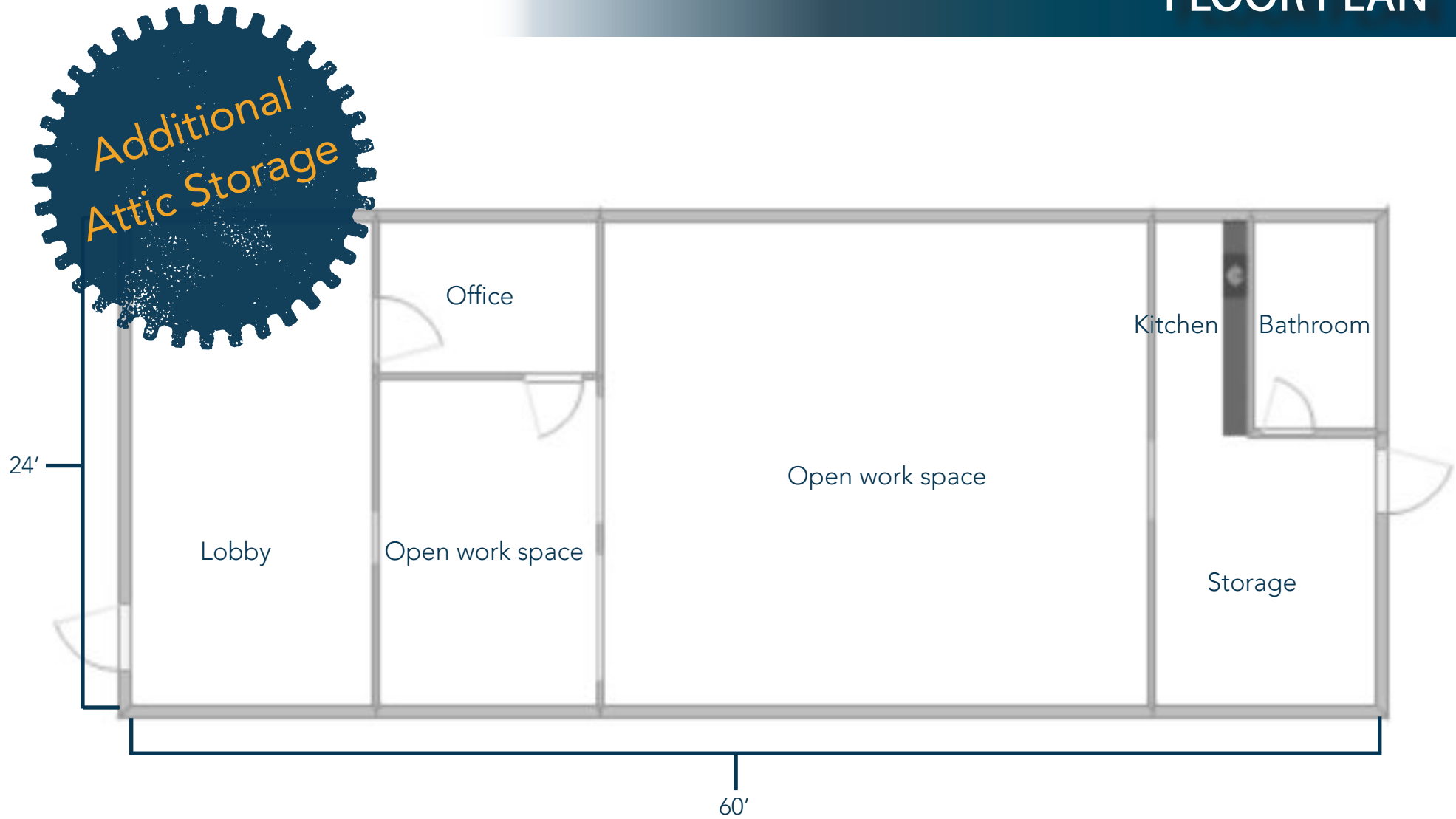
\$4.86 / SF  
*2022 estimate*

*NICELY FINISHED RETAIL/COMMERCIAL SPACE LOCATED IN LINK LANE BUSINESS PLAZA*

- Space includes lobby, private office, secure storage, additional attic storage and restrooms
- Monument and building signage available
- Regional Location with Quick Access to I-25, Mulberry Corridor and Old Town
- Short distance from various amenities



# FLOOR PLAN



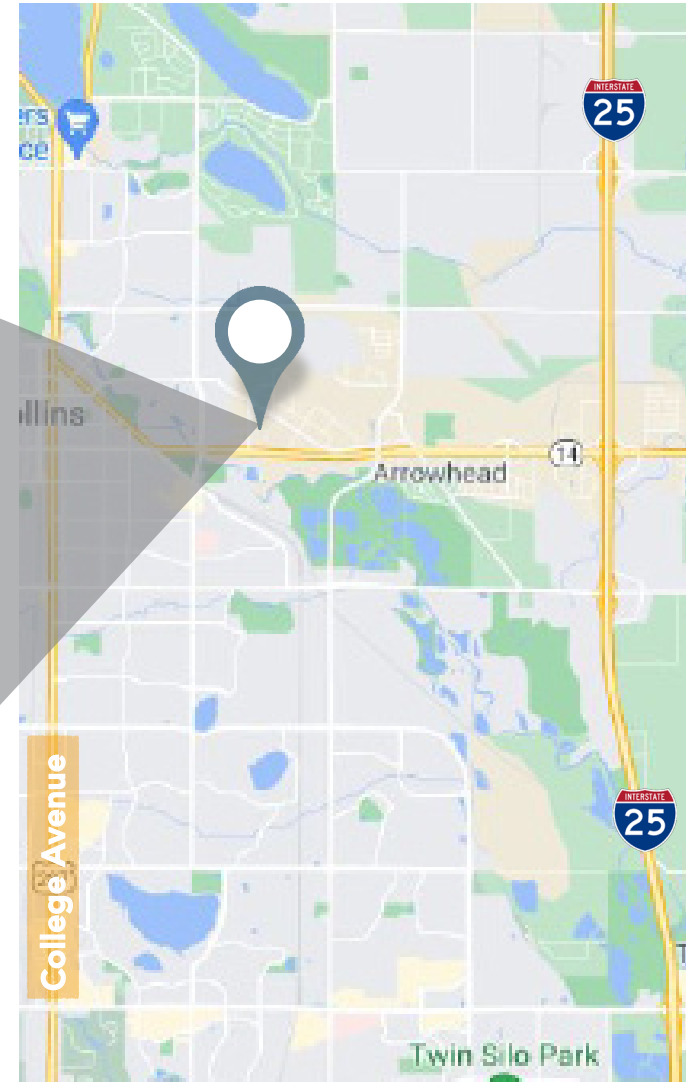
# PROPERTY PHOTOS



**LINK LANE PLAZA**

420 468 S LINK LANE & 1532 E MULBERRY 428-111 446-460 1532A-1532I	420 • POUVRE VALLEY APPLIANCE 422 • POUVRE VALLEY APPLIANCE 424 • ONIX IT 426 • PATHWAYS CHURCH OFFICE 428 • OCCUPIED 430 • SERCOM, INC 432 • POUVRE COMPUTER SERVICES 434 • TEAMSTERS LOCAL 267 436 • HIGHCRAFT BUILDERS 438 • SWIM SYSTEM LTD. 440 • ROCKY MTN. MICROSCOPE 442 • VERN'S TOFFEE HOUSE 444 • VERN'S TOFFEE HOUSE	446 • BABETTE'S FEAST 448 • NITA FOODS INC. 450 • ARTECH, INC. 452 • STARWOOD CONSTRUCTION 454 • STEPSTOMEMORIES.COM 456 • ATOMICCHILD, LLC 458 • ROCKY MTN ROOFERS 460 • HICKS ELECTRONIC DESIGN 462 • ROCKY MOUNTAIN BINDING 464 • OCCUPIED 466 • STUTTGART WEST 468 • RAUCH & SPIEGEL
1532 A • AERUS ELECTROLUX 1532 B • OCCUPIED 1532 C • CAROLE'S CLEANING INC. 1532 D • THE PHOENIX CYCLERY 1532 E • DIERENFIELD CHIROPRACTIC 1532 F • EXEC RCTRS CONSTRENG 1532 G • ROCKY MOUNTAIN 1532 H • BUSINESS ENGRAVING		

# AREA MAPS



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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